

PRELIMINARY PLAT "ARDEN INDUSTRIAL"
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "ARDEN INDUSTRIAL" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SKYE L.M. KUPRIENKO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "ARDEN INDUSTRIAL", A REPLAT OF LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

SAID PARCEL CONTAINING APPROXIMATELY 6.77± ACRES

WATER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SEWER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SKYE L.M. KUPRIENKO

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED SKYE L.M. KUPRIENKO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____ 2025, AT ____ .M. IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. _____

BONNER COUNTY RECORDER

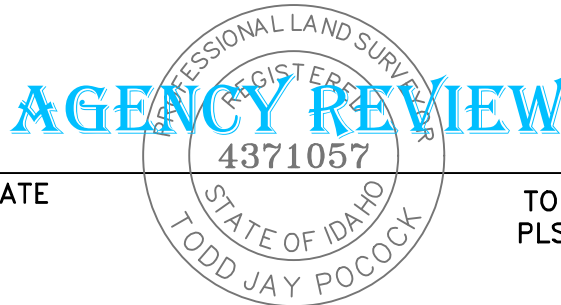
RECORDER'S
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

17752	PUBLIC UTILITY EASEMENT RECORDED: JUNE 17, 1911
210171	RIGHT-OF-WAY EASEMENT RECORDED: JANUARY 23, 1979
336623	RIGHT-OF-WAY EASEMENT RECORDED: JUNE 24, 1987
406439	RIGHT-OF-WAY EASEMENT RECORDED: MAY 28, 1992
658818	GRIFFIN SEWER AGREEMENT RECORDED: SEPTEMBER 8, 2004
689159	RIGHT-OF-WAY EASEMENT RECORDED: OCTOBER 7, 2005
10566	CONDITION OF THE ORIGINAL PLAT RECORDED: 1986 IN BOOK 4 OF PLATS, PAGE 51
714935	CONDITIONS OF THE REPLAT RECORDED: OCTOBER 11, 2006



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

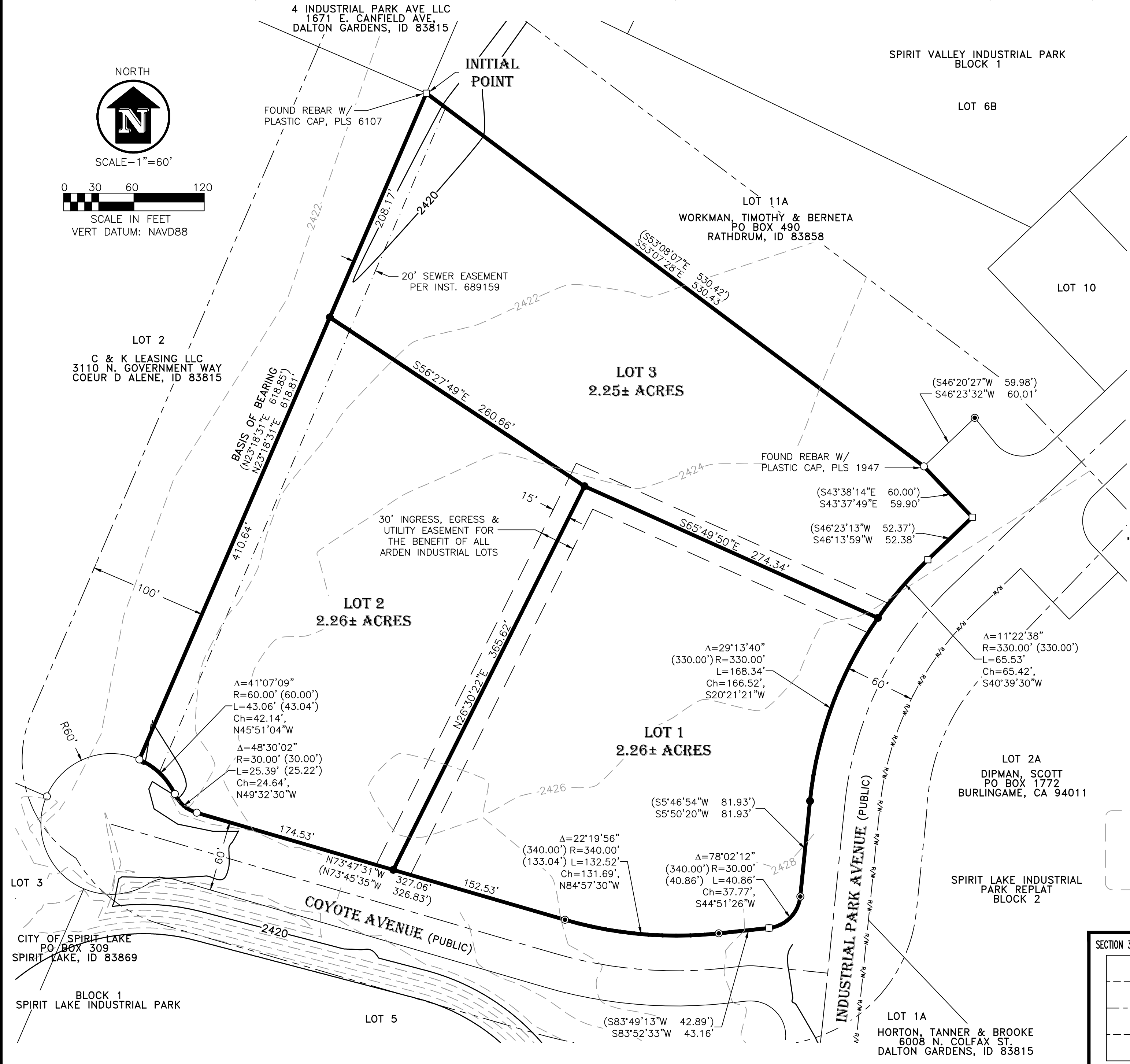
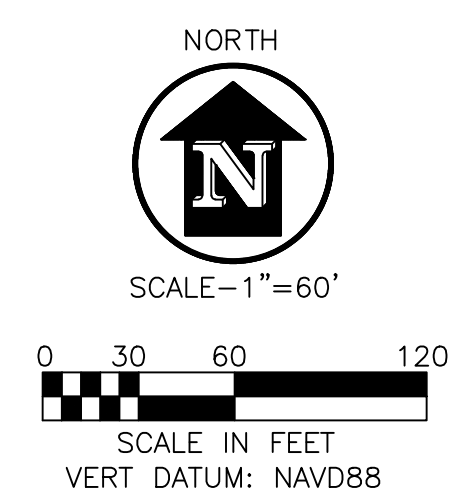


DATE

TODD J. POCOCK
PLS No. 4371057

SECTION 31, TWP 54N, RNG 4W,B.M. 	<div></div> <div>James A. Sewell and Associates, LLC ENGINEERS – SURVEYORS – PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626</div>	DATE: 09-09-25
		SCALE: NONE
		DRAWN: JMB
		CHECKED: TJP
		PROJ.NO.: 11232-25-001
		CAD FILE NO. KUPRIENKO-MLD-2025
		SHT <u>1</u> OF <u>2</u>

PRELIMINARY PLAT "ARDEN INDUSTRIAL"
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO



SURVEYOR'S NOTES

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C1325E EFFECTIVE DATE 11/18/2009.
- 2) THE INTENDED USE OF THE PROPOSED PARCELS WOULD BE INDUSTRIAL
- 3) SOLID WASTE REMOVAL WOULD BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4) THERE ARE NO RECOGNIZED WETLANDS ON THE PROPERTY.

BASIS OF BEARING

BEING THE WESTERLY LINE OF LOT 6C AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP0140200106COA AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

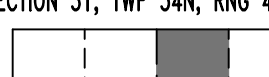

LOT 12
"SPIRIT VALLEY INDUSTRIAL PARK"
BATES, DAVID & CHERYL
120 WALNUT LANE
SPIRIT LAKE, ID 83869

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 10677, UNLESS OTHERWISE NOTED
- ⦿ FOUND 5/8" REBAR, NO CAP
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 6107
- () INFORMATION AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO

RECORDER'S
CERTIFICATE



SECTION 31, TWP 54N, RNG 4W, B.M.	SHEET TITLE: "ARDEN INDUSTRIAL"	DATE: 09-09-25
		SCALE: 1"=60'
		DRAWN: JMB
		CHECKED: TJP
James A. Sewell and Associates, LLC		PROJ. NO.: 11232-25-001
ENGINEERS - SURVEYORS - PLANNERS		CAD FILE NO.: KUPRIENKO-MLD-2025
NEWPORT, WASHINGTON, 99156, (509)447-3626		SHT 2 OF 2